

**WAUKESHA COUNTY
MINUTES OF THE PARK AND PLANNING COMMISSION
ADMINISTRATION CENTER, ROOM AC 255/259
THURSDAY, MAY 17, 2018 1:00 P.M.**

CALL TO ORDER

Mr. Morris, Chairperson, called the meeting to order at 1:00 p.m.

Commission

Members Present: Richard Morris James Siepmann Robert Peregrine
 William Mitchell William Maslowski

Members Absent: None

Staff

Members Present: Jason Fruth, Planning and Zoning Manager
 Kathy Brady, Support Staff Supervisor

Guests Present: Dennis Steinkraus: RZ4

CORRESPONDENCE: None.

MEETING APPROVAL: None.

MINUTES: None.

PUBLIC COMMENT: None.

• **RZ7 (FRED-Lathers, LLC) Town of Waukesha, Sections 29 and 32**

Mr. Fruth explained that the petitioner requested to postpone the matter to a later date.

The Commission accepted the proposal to delay consideration.

• **RZ4 (Forward Development Group, LLC/F & M Snyder Family, LLC) Town of Oconomowoc, Section 26**

Mr. Fruth pointed out the location of the property at W359 N6280 Brown Street in the Town of Oconomowoc on the aerial photograph. He indicated the request is to rezone the property from the A-T Agricultural Transition District to the R-2 Residential District.

Mr. Fruth indicated that surrounding properties include a residential subdivision to the south, residential lots to the east and agricultural transition lands to the north. The current A-T Agricultural Transition District zoning, recognizes that the lands have development potential but are still utilized in agricultural uses. A 71-lot subdivision is being proposed with the primary access via Synder Lane and a secondary access via Amy Lane. At the public hearing, many residents spoke in opposition of the proposed development expressing concerns such as:

- Increased traffic and safety.
- No sidewalks or street lamps.
- The extension of Amy Lane as a secondary access.
- The development occurring in phases.

- Trespassing via the proposed pedestrian trail system/connection leading new lot owners to the Lakeside Acres private park and lake access.
- Stormwater management.
- Minimum home sizes, appearance of homes and septic.

Mr. Peregrine clarified that Outlot 4 containing the proposed pedestrian connection to Marina Drive will be removed from the Plat per the Town of Oconomowoc approval. The two proposed lots on either side of Outlot 4 will absorb the lands of the outlot. Mr. Mitchell asked if there are stormwater or septic issues? Mr. Fruth replied that stormwater management is actively being worked through. There is nothing unique or challenging regarding the project and those issues would be taken up as part of the plat process. Chairperson Morris asked if the five (5) Outlots are designed for stormwater? Mr. Steinkraus, Development Manager from Forward Development Group pointed out that Outlots 1, 3, 5 and 6 would be utilized for stormwater management, Outlot 2 would be an open space subdivision park area and Outlot 4 (containing the proposed pedestrian path) is being eliminated. Chairperson Morris asked if the lots would be sewer or septic? Mr. Peregrine replied, septic.

After discussion, Mr. Peregrine moved, seconded by Mr. Maslowski and carried unanimously for approval, as conditioned, in accordance with the “Staff Report and Recommendation”. The approval of this request, will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances.

- **RZ5 (Cynthia Piskula) Town of Oconomowoc, Section 17**

Mr. Fruth pointed out the location of the property at N79 W38213 McMahan Road in the Town of Oconomowoc on the aerial photograph. He indicated the request is to rezone the property from the FLP Farmland Preservation District to the R-1 Residential District.

Mr. Fruth indicated the northeast corner of the property (approximately 3 acres) is being proposed to be rezoned to the R-1 Residential District pursuant to the Farmland Preservation standards. He stated that there is an existing duplex on the property, which would be converted to a single-family residence as part of settling an estate. There are two (2) available density rights, one would remain with the three (3) acre parcel and the other would be available for development of a lot at some point in the future. There are high groundwater conditions on the western portion of the property. He stated the proposal adheres to the standards and principles of the Farmland Preservation Plan and zoning. The Planning and Zoning Division Staff is recommending approval of the rezone with conditions.

After discussion, Mr. Peregrine moved, seconded by Mr. Siepmann and carried unanimously for approval, as conditioned, in accordance with the “Staff Report and Recommendation”. The approval of this request, will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances.

- **PPC18 003 (Piskula/Patterson-Gunderson) Town of Oconomowoc, Section 17**

Mr. Fruth pointed out the location of the property at N79 W38213 McMahan Road in the Town of Oconomowoc on the aerial photograph. He indicated the request is for a waiver from the requirement to include a remnant parcel on a Certified Survey Map.

Mr. Fruth indicated the request is related to the previous rezone (RZ5) listed above. This approval will allow for the Certified Survey Map to not include the balance of the farm acreage and alleviates extra expenses for the owner.

After discussion, Mr. Siepmann moved, seconded by Mr. Mitchell and carried unanimously for approval, as conditioned, in accordance with the “Staff Memorandum”. The approval of this request, will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances.

• **PPC18 004 (Judith A. Lurvey Trust and Lyle J. Lurvey Family Trust) Town of Ottawa, Section 15**

Mr. Fruth pointed out the location of the property, part of the SE ¼ of Section 15, T6N, R17E in the Town of Ottawa on the aerial photograph. He indicated the request is for a waiver from the requirement to include a remnant parcel on a Certified Survey Map (CSM).

Mr. Fruth indicated the property is located on the east side of S.T.H. 67 and south of the Ottawa Town Hall containing approximately 58 acres. The request is to create a 12-acre parcel on the north portion of the acreage. He referred to Exhibit B (CSM) of the Staff Memorandum depicting the new Lot 1. There is Primary Environmental Corridor on the northern portion of the lot. Soil borings have been done on the lot and there are suitable conditions for a septic system. He noted the owner of the property does not wish to do any further division of the property at this time on the south acreage. A condition of approval states that the waiver must be notated on the CSM.

After discussion, Mr. Peregrine moved, seconded by Mr. Maslowski and carried unanimously for approval, as conditioned, in accordance with the “Staff Memorandum”. The approval of this request, will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances.

ADJOURNMENT

With no further business to come before the Commission, Mr. Maslowski moved, seconded by Chairperson Morris to adjourn at 1:20 p.m.

Respectfully submitted,

William Mitchell

William Mitchell
Secretary

WM:kb

WAUKESHA COUNTY PARK & PLANNING COMMISSION MEETING
(Administration Center)

◆ ATTENDANCE SHEET ◆

DATE OF MEETING May 17, 2018

(PLEASE FILL OUT COMPLETELY AND PLEASE PRINT. THANK YOU.)

NAME	ADDRESS	PHONE NUMBER	IN ATTENDANCE FOR THE MATTER OF:	RELATIONSHIP TO PETITIONER
	NONE			